017.0	0001	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	721,800 /	721,800
USE VALUE:	721,800 /	721,800
ASSESSED:	721,800 /	721,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COVINO ROBERT J & ELEANOR T
Owner 2:	
Owner 3:	
Street 1:	200 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2403 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4631.000	313,700	5,700	402,400	721,800
Total Card	0.106	313,700	5,700	402,400	721,800
Total Parcel	0.106	313,700	5,700	402,400	721,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.37 | /Parcel: 300.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	12006
GIS Ref	
GIS Ref	
Insp Date	04/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 017.0-0001-0002.A

!1447!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	313,700	5700	4,631.	402,400	721,800		Year end	12/23/2021
2021	101	FV	303,900	5700	4,631.	402,400	712,000		Year End Roll	12/10/2020
2020	101	FV	304,000	5700	4,631.	402,400	712,100	712,100	Year End Roll	12/18/2019
2019	101	FV	238,800	5700	4,631.	427,600	672,100	672,100	Year End Roll	1/3/2019
2018	101	FV	238,800	5700	4,631.	311,900	556,400	556,400	Year End Roll	12/20/2017
2017	101	FV	238,800	5700	4,631.	271,600	516,100	516,100	Year End Roll	1/3/2017
2016	101	FV	238,800	5700	4,631.	231,400	475,900	475,900	Year End	1/4/2016
2015	101	FV	232,700	5800	4,631.	226,400	464,900	464,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:59:48

LAST REV

Date	Time
02/16/21	14:21:14

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1447

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13598-54		12/1/1978		39,000	No	No		Y

USER DEFINED

Prior Id # 1:	12006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2019	1527	Window/S	32,900	C				
9/29/2009	909	Re-Roof	6,500					
9/6/2007	785	Manual	1,500					re-build front sta
8/17/1994	450		7,500					14X18 ADD

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Meas/Inspect	163	PATRIOT
9/29/1999	Meas/Inspect	267	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4631		Sq. Ft.	Site		0	80.	1.09	1			Med. Tr	-10					402,429						402,400	

Total AC/HA:	0.10631	Total SF/SM:	4631	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	402,429	Spl Credit		Total:	402,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19460583
Const Adj.:	0.97029907
Adj $ / SQ:	150.686
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426230
Depreciation:	112525
Depreciated Total:	313705

COMMENTS

NO ATTIC /SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

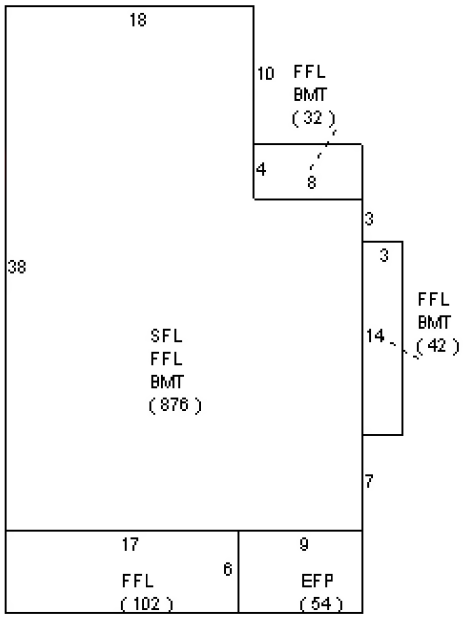
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.69
Special Features:	0	Val/Su Net:	106.99
Final Total:	313700	Val/Su SzAd	162.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,052	150.690	158,522
BMT	Basement	950	59.900	56,903
SFL	Second Floor	876	150.690	132,001
EFP	Enclos Porch	54	70.440	3,804

Net Sketched Area:	2,932			Total:	351,230
Size Ad	1928	Gross Area	2932	FinArea	2403

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300
7	Pool A-C	D	Y	1	25	A	AV	1990	50.00	T	23.2	101			1,000			1,000
22	Wood Deck	A	Y	1	8X16	A	AV	1990	13.81	T	23.2	101			1,400			1,400

More:	N	Total Yard Items:	5,700	Total Special Featues:	
				Total:	5,700